
Site Address:	69 Privett Road, Waterlooville, PO7 5JW		
Proposal:	Single storey rear extension.		
Application No:	APP/17/00434	Expiry Date:	22/06/2017
Applicant:	Mr Dearing		
Agent:	Mr G Bramble-Stewart	Case Officer:	Emma Chisnall
	GBS Designs		
Ward:	Purbrook		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No 69 is a detached bungalow with an attached flat roofed garage to the side and is constructed of a brown tile pitched and hipped roof with elevations of red multibrick. The dwellinghouse is currently in the middle of construction and as such does not have a useable amenity space to the front and rear. However the amenity space to the front is modest in size and has a curtilage boundary constructed of low brick wall. It is sufficient in size to accommodate two parking spaces onsite in addition to the existing garage. To the rear the amenity space is large in size and is surrounded by a 1.8m timber fence along the curtilage boundary. The site is level, although there is a north south incline in the road.
- 1.2 Detached bungalows are to the north, south and opposite the site with the rear gardens of properties in Ardington Rise to the rear. The area is of medium density of detached and semi-detached bungalows, chalet dwellings and two storey properties of individual and similar age, style and design.

2 Planning History

None

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension incorporating new windows and rooflights. The rear extension is approximately 5.8 metres in depth and 7.4 metres in width with a pitched and hipped roof.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The development would be attached to the rear of the property and would not be visible from the public realm. The development would result in a modest increase to the original footprint of the property and the new roof would regularise the exterior of the main dwelling. Matching materials have been proposed for the works which should ensure the development looks in keeping to No 69 and not out of place.

7.4 The works proposed to No 69 are considered to not set a precedent for single storey rear extensions due to examples within the streetscene and in particular at the neighbouring dwelling No 71. Therefore it is judged that the development would not result in an adverse impact on the existing streetscene or the visual amenity of the locality.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

7.6 There is one window proposed along the southern side elevation which is approximately 1m away from the shared boundary which has the potential to cause over-looking. In

order to ensure that privacy is maintained it has been agreed and shall be conditioned within the decision that this window be fixed shut and fitted with obscure glazing in order for the development to be considered acceptable. New rooflights are proposed in rear and side roofslopes although due to their location it is judged there should not be any adverse impact on the neighbouring properties. The design of the roof pitches away from the neighbouring properties which should lessen any impression of the development being overbearing.

- 7.7 The development does not maintain a 10m garden depth as stipulated in the Borough Design Guide however an approximately 8.79m gap shall be. Although this falls short of the guidance given in the SPD the harm caused as a result is considered to be not significant enough to warrant a refusal of the planning application and as such can be considered acceptable.
- 7.8 There could be the perception of loss of light to the window in the northern elevation of the neighbouring property as a result of the extension. However No 71 is set off the boundary sufficiently enough to ensure that the harm caused to light levels result in a limited and acceptable impact.
- 7.9 The neighbouring dwelling to the north No 67 shall be set away from the proposed works by approximately 1.5m. Although the development is to the south of No 67 and has the potential to impact light levels it is noted that the eaves of the proposed extension are only 0.3m higher than the permitted height of a boundary fence. The development has also been designed so the roof is hipped away from the neighbouring dwelling and it is therefore considered that on balance the design of the extension coupled with the distance maintained between the dwellinghouses should ensure that the impact caused to light levels is reduced to an acceptable level.
- 7.10 The rear elevation is approximately 16 metres from the eastern boundary, adjacent to a footpath, with the rear gardens of properties in Ardington Rise which coupled with the adequate screening in place is considered to be sufficient in order to ensure amenity levels are protected.
- 7.11 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00434 subject to the following conditions:-

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the

Planning and Compulsory Purchase Act 2004.

- 2 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the ground floor on the south side elevation facing No 71 shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan: Drawing No 69PRIVRD 07

Site Plan: Drawing No 69PRIVRD 08

Parking Layout Plan: Drawing No 69PRIVRD 05

Proposed Ground Floor and Roof Plan: Drawing No 69PRIVRD 03

Proposed Elevations Plan: Drawing No 69PRIVRD 04

Proposed Block Plan with Dimensions: 69PRIVRD 06

Reason: - To ensure provision of a satisfactory development.